

2450 Waukegan Road
Glenview, IL 60093

CASE NO. 10-cv-07633

June 4

2013

12TH (FINAL) RECEIVER REPORT

COVERING TIME PERIOD 2/18/2013 – 6/4/2013

PREPARED BY:



Steven S. Spinell, Receiver
(312.464.8800 x261)



12th Receiver Report
CASE NO. 10-cv-07633
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TO: United States District Court for the Northern District of Illinois, Eastern Division

FROM: Steven S. Spinell, Receiver

RE: CASE NO. 10-cv-07633
12th Receiver Report
Period 2/18/2013 – 6/4/2013

DATE: June 4, 2013

*The Receiver, Steven S. Spinell, herewith submits a report summarizing the receivership period from February 18, 2013 through June 4, 2013. Pursuant to the Court Order (**Exhibit A**) and Receiver Bond (**Exhibit B**), Steven S. Spinell was appointed Receiver for the mortgaged property commonly known as Sunset Village located at 2450 Waukegan Road, Glenview, IL 60093, herein referred to as the "Property".*

IDENTIFICATION OF THE PROPERTY

The Property is improved as a manufactured home community. It consists of approximately 30 acres with improvements for a manufactured housing community. Additionally there are various single story management and maintenance facilities and an out lot which is currently leased to Enterprise Rent a Car.

The site has approximately 530' of frontage along the west side of Waukegan Road and is approximately 1,850' deep. Of the 30 acres, approximately 11 acres is subject to an un-subordinated ground lease. At the time of takeover by the Receiver, the initial appraisal documents and rent roll information indicated a total of 404 mobile home rental pads. However, the Village of Glenview has cited Ordinance No. 5367 which identifies a plan showing 360 mobile home rental pads. Based on an updated Alta survey dated 5-25-12 there were 242 existing mobile homes at the time of the survey. The 2012 business license is for a total of 360 mobile home pads.

Site improvements include a one story block and glass community center containing approximately 2,450sf and a one story property management building containing approximately 2,525sf. There are also two single level masonry maintenance buildings (1,400sf and 1,250sf) and a 100sf lift station building.

Site infrastructure includes asphalt paved streets with concrete curbs and gutters. The site is served by several wells for domestic water and is connected to the municipal sanitary sewer system.

GENERAL PROJECT STATUS- Receivership Period of 2/18/13 through 6/4/13

The previous Receiver Report covered a period from 12/18/12 to 2/17/13. Since the last Receiver Report, the following has occurred:

- The Receiver continues to provide daily oversight of the on-site property management and maintenance staff.

12th Receiver Report
CASE NO. 10-cv-07633
June 4, 2013

- The Receiver has maintained regular contact with Village of Glenview staff regarding status of the note sale as well as providing on-going repair/maintenance and operational updates
- The Receiver has maintained regular dialogue with board members of the Sunset Village Resident Association concerning various property management and maintenance issues and status of foreclosure and sale process
- On 5/1/13 at the request of the Plaintiff, the Receiver arranged a community meeting in order to introduce the new lender (Plaintiff). At that meeting, the Plaintiff provided an outline of their objectives with respect to the foreclosure process and future ownership of the Property.
- The Receiver initiated eviction proceedings for certain severely delinquent residents. This action was coordinated in conjunction with feedback from Plaintiff and is further described later in the report.
- The Receiver continues to manage emergency repair issues related to a break in the privately owned/maintained sanitary sewer system which occurred most recently on 5/22/13 at the intersection of Waukegan and Willow Rd. This matter is further described later in the report.

INSURANCE

The Receiver has renewed the previous policy thru Alliance Insurance. The policy term is 10/5/12 thru 10/5/13 with an annual premium of \$44,160 which will be paid in monthly installments of \$3,638 by the Receiver. The Receiver has also renewed the Flood Insurance thru Fidelity National Indemnity Insurance. The policy term is from 3/14/12 thru 3/14/13 with the annual premium of \$1,003.00. A copy of the flood declaration is attached in (**Exhibit C**).

OCCUPANCY AND INCOME

As of this reporting period there are 150 lots being leased along with 3 rental homes and 1 employee unit. This represents a reduction of 1 lease since the last reporting period. The table below summarizes the current classification of each lot.

12th Receiver Report
CASE NO. 10-cv-07633
June 4, 2013

Sunset Village Lot Status Summary

Lot Category	Number of Units	Change from Last Report	Description	Status
Vacant	177	1	vacant pads with no mobile home	home was sold and removed
Resident Occupied	104	0	pads with homes not financed by Capital First	no change
Resident Occupied-Loan	46	-1	Homes with financing through Capital First related entities	home surrendered to bank
Inventory	14	0	These homes were sold with financing through Capital First related entities. Buyers have defaulted and homes have been vacated but are considered to be habitable	no change
Abandoned	12	0	These homes are abandoned by resident (in some cases title was turned over to Sunset Village) and are consider to be non-habitable and targeted for demolition	no change
CHR-R	6	0	These homes are owned by chattel lenders or by Sunset Village. Currently 3 of the 6 units are rented with tenants who have executed lease agreements and pay full lot rental payments	no change
Dealer Occupied-NR	0	0	These homes were purchased at auction but new owners have not collected or signed new lease agreements	no change
Employee	1	0	Units with special employee discount	no change
Total	360	0		

SALES/LEASING

All new home and inventory home sales efforts directly through Sunset Village have been suspended due to lack of consumer financing.

Formal 5-day notices were sent to 17 severely delinquent residents on 5/15/13. These residents have not been responsive to any payment plans and it is likely that these notices will result in formal eviction proceedings.

REPAIRS AND MAINTENANCE

The Receiver is utilizing Kinzie Real Estate Group LLC to provide property management and maintenance services. Among the many activities currently being supervised this reporting period:

- All landscaping maintenance is handled by the on-site labor staff.
- Maintenance of all property equipment, machinery and service areas
- Ongoing cleanup of maintenance garages, well house buildings, and vacant pads
- At the request of the Plaintiff, Kinzie staff has managed a subcontractor who was hired to clean and televise all existing sanitary sewer lines on site in order to assess post foreclosure infrastructure repairs. The total area televised was 15,345 linear feet at a cost of **\$27,621**. The invoice is currently being reviewed and will be paid from the operating account once approved.
- Continued oversight of consultant to finalize blending, testing and certification of recently repaired domestic well system.

12th Receiver Report
CASE NO. 10-cv-07633
June 4, 2013

- Emergency repair work was performed on 4/15/13 through 4/18/13 by Midwest Power Vac which related to failure of lift station with resulting in hydraulic pumping and jetting to clean lines and make necessary repairs to lift station. An invoice for this work of **\$18,604.76** is currently under review and will be paid from the operating account.
- Currently work is being done to the remaining wells in the community. Access had been given to the well pump company Municipal Well and Pump, to cap off well #2 located at 531 5th and access was also given for the reconstruction of well #4 located at 68 N. Branch. This cost was for capping off well #2 and well #4 was estimated at **\$7,500**.
- Pump house motors are in need of repairs. Pro Pump which is the company that has service the motors was out on Friday 5/31/13 to inspect all three motors and see what repairs are needed. One pump has been removed by Pro Pump and taken back to their shop for a complete analysis and a proposal will be submitted by the 6/6/13. The estimate cost for repairing two of the three motors will be at least **\$ 3,500**.

Off-Site Sewer Repair

On 5/22/13 the sanitary sewer force main pipe for Sunset Village began leaking and was noticed at the intersection of Willow and Waukegan Rd, by the Village of Glenview and Northfield public works dept. After Kinzie field superintendent investigated the leak to determine if the leak was from the force main, he contacted the sewer contractor (Holiday Sewer and Water). The contractor started excavation at the area of where the water leak was visible. Initial excavation efforts to locate the leak on 5/22/13 were unsuccessful.

On 5/23/13, the Sewer contractor once again initiated exploratory excavation in an effort to locate the leak but was unsuccessful. Kinzie attempted to secure sewer plans from the village of Glenview that would help locate leak, but none could be provided.

On 5/24/13, during the third exploratory investigation, the pipe was finally located and it was concluded by all parties that the pipe would need to be televised to determine where the leak was occurring in order to repair the crack in the pipe.

On 5/29/13, a meeting was scheduled with all parties working on the repairs and a representative of the Plaintiff to discuss what actions would provide the quickest repair. After the meeting took place it was determined by all parties that on 6/3/13 the sewer contractor along with the jetting company (Midwest Power Vac) would proceed in cutting the pipe open to televise the force main to determine what procedures would be necessary to repair the leak.

On 6/3/13, the leak was televised and jetted to proceed with the repairs on 6/4/13. Once the pipe has been repaired the sewer contractor will need to schedule repairs to the street where the excavation was done and fill it with stone and concrete for a permanent patch as requested by the Illinois Dept. of Transportation. The final asphalt repairs will be completed by IDOT as discussed with Lloyd Romin the superintendent from Lorig Construction Company who is currently doing the renovation of the intersection at Willow Rd. and Waukegan Rd. for the IDOT.

Since the initial break, discharge into the sewer main has been stopped and the Receiver has relied on a subcontractor to pump site generated sewage from the lift station to a tanker truck in order to dispose of the sewage off site. Attempts were made to pump the sewage from the lift station to an inlet to the south (Valley Lo Subdivision) but the homeowners association was not in agreement with this plan. The contractor (Midwest Power Vac) presented an invoice on 6/3/13 in the amount of **\$38,204.52** for services.

12th Receiver Report
CASE NO. 10-cv-07633
June 4, 2013

from 5/22/13 to 6/3/13. This invoice is currently under review and once approved will be paid from the operating account. The Receiver, Kinzie and all the subcontractors have been working diligently to resolve this matter and minimize the financial impact of this ongoing repair/maintenance concern.

As of 3pm on 6/4/13 it is believed that the leak has been repaired but at this point a full assessment of final repair costs cannot be made. Any costs will be reviewed and paid from the operating account.

PROPERTY TAXES

Per our investigation and included on a recent property appraisal, there are three property index numbers (PINs) associated with this property as follows:

04-23-300-004-0000	2450 Waukegan Road
04-23-302-004-0000	2450 Waukegan Road
04-23-401-003-0000	2300 Waukegan Road (Enterprise Rental)

PIN 04-23-300-004-0000 (2450 Waukegan Rd)

2012 Property Taxes (payable in 2013) 1st Installment totaling \$107,478.46 have been paid by Receiver.

- From funds available in the operating account the Receiver paid the first installment taxes in the amount of \$107,478.46 on 2/27/13.

2011 Property Taxes (payable in 2012) totaling \$194,415.39 have been paid by Receiver.

- From funds available in the operating account the Receiver paid the first installment taxes in the amount of \$136,116.79 on 2/29/12.
- From funds available in the operating account the Receiver paid the second installment taxes in the amount of \$59,298.60 on 7/31/12.

2010 Property Taxes (payable in 2011) totaling \$247,485.08 have been paid in full by the Receiver.

- The Receiver paid the first installment taxes on 6/28/11 totaling \$143,665.91 (including \$6,186.57 in penalties) with funds wire transferred by the Plaintiff.
- The Receiver paid the second installment taxes on 10/26/11 in the amount of \$110,005.74 with funds from the operating account.

2009 Property Taxes (payable in 2010) totaling \$249,962.43 were paid in full.

- The 1st installment in the amount of \$121,297.72 was paid on 2/25/10 per the Cook County Treasurer's website.
- The Receiver paid the 2009 second installment taxes on 6/28/11 totaling \$142,184.50 (including \$13,519.79 in penalties) with funds wire transferred by the Plaintiff.

PIN 04-23-302-004-0000 (2450 Waukegan Rd)

2012 Property Taxes (payable in 2013) 1st Installment totaling \$50,611.61 have been paid by Receiver.

12th Receiver Report
CASE NO. 10-cv-07633
June 4, 2013

- From funds available in the operating account the Receiver paid the first installment taxes in the amount of \$50,611.61 on 2/27/13

2011 Property Taxes (payable in 2012) totaling \$92,021.10 have been paid by Receiver.

- From funds available in the operating account the Receiver paid the first installment taxes in the amount of \$64,114.95 on 2/29/12.
- From funds available in the operating account the Receiver paid the second installment taxes in the amount of \$27,906.15 on 7/31/12.

2010 Property Taxes (payable in 2011) totaling \$116,572.64 have been paid in full by the Receiver.

- The Receiver paid the first installment taxes on 6/28/11 totaling \$69,096.29 (including \$2,975.43 in penalties) with funds wire transferred by the Plaintiff.
- The Receiver paid the 2nd installment taxes on 10/26/11 in the amount of \$50,451.78 with funds from the operating account.

2009 Property Taxes (payable in 2010) totaling \$126,727.28 were paid in full.

- The 1st installment in the amount of \$58,338.23 was paid on 2/25/10 per the Cook County Treasurer's website.
- The Receiver paid the 2009 2nd installment taxes on 6/28/11 totaling \$68,389.05 (including \$6,507.54 in penalties) with funds wire transferred by the Plaintiff.

PIN 04-23-401-003-0000 (2300 Waukegan Rd)

2012 Property Taxes (payable in 2013) 1st Installment totaling \$13,605.96 have been paid by Receiver.

- From funds available in the operating account the Receiver paid the first installment taxes in the amount of \$13,605.96 on 2/27/13.

2011 Property Taxes (payable in 2012) totaling \$24,738.11 have been paid by Receiver.

- From funds available in the operating account the Receiver paid the first installment taxes in the amount of \$17,430.39 on 2/29/12.
- From funds available in the operating account the Receiver paid the second installment taxes in the amount of \$7,307.72 on 7/31/12.

2010 Property Taxes (payable in 2011) totaling \$28,691.62 have been paid in full by the Receiver.

- The Receiver paid the first installment taxes on 6/28/11 totaling \$7,816.09 (including \$336.57 in penalties) with funds wire transferred by the Plaintiff.
- The Receiver paid the 2nd installment taxes on 10/26/11 in the amount of \$24,212.10 with funds from the operating account.

2009 Property Taxes (payable in 2010) totaling \$14,118.93 were paid in full.

12th Receiver Report
CASE NO. 10-cv-07633
June 4, 2013

- The 1st installment in the amount of \$8,743.67 was paid on 3/1/10 per the Cook County Treasurer's website.
- The Receiver paid the 2009 2nd installment taxes on 6/28/11 totaling \$5,375.26 (including \$519.81 in penalties) with funds wire transferred by the Plaintiff.

Assessments – 04-23-300-004-0000 (2450 Waukegan Rd)

Per investigation on the Cook County Assessor's website, and the Realist Section of the Multiple Listing website, the Assessed Values are as follows:

	<u>2012</u>	<u>2011**</u>	<u>2010</u>	<u>2009</u>
Land	\$ 223,556	\$ 223,556	\$ 290,623	\$ 357,690
Bldg	<u>\$ 561,799</u>	<u>\$ 760,485</u>	<u>\$ 982,645</u>	<u>\$ 1,071,692</u>
Total	<u>\$ 784,355</u>	<u>\$ 984,041</u>	<u>\$ 1,273,268</u>	<u>\$ 1,429,382</u>

Assessments – 04-23-302-004-0000 (2450 Waukegan Rd)

Per investigation on the Cook County Assessor's website, the Assessed Values are as follows:

	<u>2012</u>	<u>2011**</u>	<u>2010</u>	<u>2009</u>
Land	\$ 126,042	\$ 126,042	\$ 163,855	\$ 201,668
Bldg	<u>\$ 249,208</u>	<u>\$ 337,343</u>	<u>\$ 435,891</u>	<u>\$ 485,795</u>
Total	<u>\$ 375,250</u>	<u>\$ 463,385</u>	<u>\$ 599,746</u>	<u>\$ 687,463</u>

Assessments – 04-23-401-003-0000 (2300 Waukegan Rd)

Per investigation on the Cook County Assessor's website, the Assessed Values are as follows:

	<u>2012</u>	<u>2011**</u>	<u>2010</u>	<u>2009</u>
Land	\$ 48,875	\$ 48,875	\$ 48,875	\$ 48,875
Bldg	<u>\$ 55,920</u>	<u>\$ 75,697</u>	<u>\$ 114,137</u>	<u>\$ 28,890</u>
Total	<u>\$ 104,795</u>	<u>\$ 124,572</u>	<u>\$ 163,048</u>	<u>\$ 77,765</u>

APPEALS

The Receiver hired Fredrick Richards III of Thompson Coburn to file an appeal for the 2012 tax season. We filed an appeal at the Cook County Assessor contesting the 2012 proposed market value of \$20,706,312. The Assessor reduced the market value to \$16,413,166. This reduction reduced the real estate taxes from \$430,622 to approximately \$341,934. We subsequently filed at the Board of Review contesting the market value of \$16,413,166. The Board of Review has issued a decision today reducing the market value further to \$12,025,230. This reduction further reduces the 2012 real estate taxes from an initial \$430,622.76 to approximately \$251,288.95 or a savings of \$179,333.81. A contingent fee of \$25,000 has been earned by Thompson Coburn (agreement is 25% of savings capped at \$25,000) and the Receiver has authorized payment of this fee from the operating account.

12th Receiver Report
CASE NO. 10-cv-07633
June 4, 2013

BANKING AND FINANCIAL ACTIVITY

During the months of March, April and May 2013, there was a total of \$410,646.45 deposited into the operating account and a total of \$354,109.92 of expenses incurred. Of the expenses incurred, \$111,833.89 still needs to be disbursed. As of May 31, 2013, the net property cash balance was \$266,043.30.

Per the court order and based on six full months of operating information the Receiver has projected monthly operating income and expenses for June & July 2013. Certain anticipated expenditures for various maintenance and capital repair items are included but are subject to change based on actual costs encountered in the field. This activity is detailed in the attached Summary of Financial Condition table (*Exhibit D*).

The Receiver requests approval of the attached invoices for services rendered in March, April and May 2013 in the amounts of \$20,375.60, \$22,283.92 and \$25,360.26, respectively, totaling \$68,019.78 as shown in (*Exhibit E*). Included on the Receiver invoices for March, April and May are \$12,740, \$11,312 and \$13,174, respectively, of landscape services. Also included in the invoices is \$113.34 of reimbursable postage expense. Receiver fees for the months are \$7,612.93, \$10,881.25 and \$12,186.26.

The expenses on the above referenced invoices are categorized as follows:

Receiver Fees	\$ 1,124.99
Management Fees	\$29,555.45
Property Expenses & Landscaping	\$37,339.34

Provided this is indeed the final report, the Receiver will bill all post receivership "close-out" work (final vendor invoice review, utility close out, accounting close out, etc.) on an hourly basis at the stated hourly rates. Furthermore, there are substantial invoices which have not yet been received related to the sewer repair work referenced earlier in this report.

12th Receiver Report
CASE NO. 10-cv-07633
June 4, 2013

EXHIBIT A

COURT ORDER APPOINTING RECEIVER

**IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

JEFFERSON-PILOT INVESTMENTS, INC.,)	
a North Carolina corporation,)	
)	
Plaintiff,)	Case No. 10-cv-07633
)	
v.)	Judge Matthew F. Kennelly
)	
CAPITAL FIRST REALTY, INC., an Illinois)	Magistrate Judge Jeffrey N. Cole
corporation, et al.)	
)	
Defendants.)	

ORDER

THIS CAUSE COMING BEFORE the Court on Plaintiff's Motion to Appoint a Receiver of Non-Residential Real Property, due notice having been given, and the Court having been fully advised in the premises;

IT IS HEREBY ORDERED: that Plaintiff's Motion is GRANTED and Steven S. Spinell, not personally but solely as court appointed receiver, ("Receiver") is qualified to act as Receiver in this action, and to take possession, custody, and control of the property described below. Steven S. Spinell is hereby appointed Receiver in this proceeding. The Receiver is granted all powers and duties attendant a receiver under federal law and under 735 ILCS 5/15-1704, including but not limited to, the powers and duties set forth below. All powers and duties of the Receiver set forth herein may be undertaken or executed without prior Court approval unless otherwise designated.

1. Description of the Property:

The common address of the property is 2450 North Waukegan Road, Glenview, Illinois 60093 (the "Property"). The legal description of the Property is set forth in the First Amended Complaint.

2. Receiver's Bond:

Before performing its duties, and within five days of this appointment, the Receiver shall, as a property expense, post a bond issued by a surety approved by the Clerk of the United States District Court for the Northern District of Illinois, Eastern Division in the sum of one-hundred-sixty-thousand dollars (\$160,000.00), conditioned upon the faithful performance of the Receiver's duties. The appointment of the Receiver shall be effective upon the posting of said bond.

3. Receiver's Fees:

The Receiver shall be compensated for his receivership duties as set forth in Paragraph 11 hereafter.

4. Receiver's General Duties:

The Receiver shall take immediate possession, custody and control of the Property including, without limitation, all assets, royalties, rents, receivables, accounts, deposits, equities, and profits of the receivership estate. Receiver shall care for, preserve and maintain the Property, and incur the expenses necessary for the care, preservation and maintenance of the Property.

5. Inventory:

Within thirty (30) days after qualification hereunder, the Receiver shall file an inventory of all of the Property of which he has taken possession pursuant to this Order.

6. Collection of Rents and Income:

The Receiver shall collect all rents, profits and income which are now or hereafter may be due related to the Property and improvements thereon, including such rents, income and profits presently held in bank accounts for the Property

7. Leases / Rentals:

Subject to the Court's prior approval, the Receiver may make, enter and negotiate leases; obtain and eject tenants; and set or modify rents and terms of rent. The Receiver, or any brokerage service which it retains, will not be entitled to any commission or any other form of compensation for the renewal, amendment, modification, or extension of any lease with an existing tenant, but will be entitled to such compensation, subject to the Court's prior approval, with respect to new tenants. The Receiver is not authorized to employ and compensate unlawful detainer attorneys or eviction services with respect to the operation of the Property with prior approval by the Court.

8. Security Deposits:

Any security or other deposits which tenants have paid to Defendant Sunset Village Limited Partnership ("Sunset Village"), Capital First Realty, Inc. ("Capital First"), or their agents and which are not paid to the Receiver, and over which the Receiver has no control, shall be obligations of said Defendants and may not be refunded by the Receiver without an order of this Court. Any other security or other deposits which tenants have paid or may pay to the Receiver, if otherwise refundable under the terms of their leases or agreements with the Receiver, shall be refundable by the Receiver in accordance with the leases or agreements.

9. Issuance of Receiver's Certificates

The Receiver is permitted to issue Receiver's Certificates of Indebtedness to provide funding for operations and to protect, preserve, and maintain the Property, and such Receiver's Certificates shall be a first lien on the Property and prior to any and all other liens on the Property, provided that if such debt, liability or obligation is for completing repairs due to allegedly defective work or design, the relative priority of such lien and other lien claims shall be determined by the Court by separate Order in accordance with governing statutes.

10. Monthly Statements:

Within thirty (30) days of being appointed and every sixty (60) days thereafter, the Receiver shall prepare and serve on all parties and file with the Court statements reflecting all sums received by the Receiver, all expenditures of money by the Receiver, all sums held by the Receiver, and the Receiver's fees and administrative expenses, including fees and costs of accountants and attorneys authorized by the Court, incurred for each monthly period in the operation and administration of the receivership estate. The Receiver's statement shall also contain a *pro forma* budget of reasonably anticipated expenditures for the next month. The statement and reports shall be produced subject to normal accounting periods. These statements and all fees and expenses shall be submitted to the Court for its approval and confirmation, in the form of either a properly noticed interim request for fees and approval of Receiver's Report, a stipulation of all parties, or in the Receiver's Final Account and Report.

11. Management of the Property:

The Receiver may employ agents, employees, clerks, accountants, and property managers (including, but not limited to, Kinzie Real Estate Group) to administer the receivership estate, purchase materials, supplies and services, and shall do all things and incur the risks and obligations ordinarily incurred by owners, managers and operators of similar businesses and enterprises as such Receiver. No such risk or obligation so incurred shall be the personal risk or obligation of this Receiver, but shall be the risk and obligation of the Property. During the first thirty (30) days of the receivership, the Receiver and the aforementioned personnel who are engaged hereunder shall be compensated out of the funds which shall come into the Receiver's possession at the ordinary and usual rates as set forth in the Motion for the Appointment of Receiver. On Motion, the Court will review and set rates or other methods of compensation for the Receiver and the aforementioned personnel who are engaged hereunder for periods following the first thirty (30) days of the Receivership.

12. Bank Accounts:

The Receiver shall take possession of and receive from all depositories, banks, brokerages and otherwise, any money on deposit in such institutions relating to the receivership estate and is empowered to open or close any such accounts. Receiver shall deposit monies and funds collected and received in connection with the receivership estate at federally-insured banking institutions or savings associations, which are not parties to this case. Monies coming into the possession of the Receiver and not expended for any purposes herein authorized shall be held by the Receiver pending further orders of this Court.

13. Insurance:

The Receiver shall determine upon taking possession of the Property whether in the Receiver's judgment there is sufficient insurance coverage. With respect to any insurance coverage in existence or obtained, the Receiver shall be named as an additional insured on the policies for the period that the Receiver shall be in possession of the Property. If sufficient insurance coverage does not exist, the Receiver shall immediately notify the parties to this lawsuit and shall have thirty (30) calendar days to procure sufficient all-risk and liability insurance on the Property (excluding earthquake and flood insurance) provided, however, that if the Receiver does not have sufficient funds to do so, the Receiver shall seek instructions from the Court with regard to whether insurance shall be obtained and how it is to be paid for. If consistent with existing law, the Receiver shall not be responsible for claims arising from the lack of procurement or inability to obtain insurance.

14. Plaintiff to Notify Receiver of the Appearances of all Parties.

Plaintiff is ordered to promptly notify the Receiver of the names, addresses, and telephone numbers of all parties and their counsel who appear in the action, so that the Receiver may give notice to all parties of any matters affecting the receivership.

15. Receiver's Final Report and Account:

As soon as is practicable after the receivership terminates, the Receiver shall file, serve, and set for hearing in this Court his Final Report and Account. Notice must be given to all persons of whom the Receiver is aware who have potential claims against the receivership estate.

The motion to approve the final report and accounting, and for discharge of the Receiver, shall contain a summary of the receivership accounting including an enumeration, by major categories, of total revenues and total expenditures, the net amount of any surplus or deficit with supporting facts, a declaration under penalty of perjury of the basis for the termination of the receivership, and evidence to support an order for the distribution of any surplus, or payment of any deficit, in the receivership estate.

16. Instructions from the Court:

The Receiver and the parties to this case may at any time apply to this Court for further or other instructions or orders and for further powers necessary to enable the Receiver to perform the Receiver's duties properly.

17. It Is Further Ordered that Defendants Sunset Village and Capital First, and each of them, and their respective agents, partners, property managers, employees, assignees, successors, representatives, and all persons acting under, in concert with, or for them:

A. Turnover of Property:

Shall relinquish and turn over possession of the Property to the Receiver upon his appointment becoming effective;

B. Turnover of Keys, Books, and Records:

Shall turn over to the Receiver and direct all property managers and other third parties in possession thereof to turn over all keys (including keys to all common areas, all units owned by said Defendants, the storage areas, and any other spaces in any buildings), contracts, project and floor plans, leases, lists of all personal property owned

by said Defendants, lists of repairs needed anywhere on the Property, books, records, books of account, and all other business records relating to the Property, wherever located, and in whatever mode maintained, including information contained on computers and any and all software relating thereto as well as all banking records, statements and cancelled checks;

C. Turnover of Licenses, Permits, and Taxpayer ID Number:

Shall turn over to the Receiver all documents which pertain to all licenses, permits, or government approvals relating to the Property and shall immediately advise the Receiver of Federal and State taxpayer identification numbers used in connection with the operation of the Property;

D. Notification of Insurance:

Shall immediately advise the Receiver as to the nature and extent of insurance coverage on the Property, including payment history, shall immediately turn over copies of all policies of insurance, shall immediately name the Receiver as an additional insured on the insurance policy(ies) for the period that the Receiver shall be in possession of the Property, and is prohibited from canceling, reducing, or modifying any and all insurance coverage currently in existence with respect to the Property; and

E. Turnover of Monies and Security Deposits:

Defendants, and each of them, and their respective agents, employees, partners, and all other persons in concert with them, are ordered to immediately turn over to the Receiver any monies (including, but not limited to, security deposits, prepaid rent, prorated rents, or funds in property management bank accounts for the Property including, but not limited to, the Chase accounts which are the subject of the Court's

Temporary Restraining Order entered May 31, 2011) which represent rental or lease payments with respect to the Property, which are received, or have been received by Defendants. The tenants occupying, using or leasing the Property, or any portion thereof, shall now make payments to the Receiver.

18. **It is Further Ordered** that pending further Order of this Court, Defendants, and each of them, and their agents, partners, property managers and employees, and all other persons acting in concert with them who have actual or constructive knowledge of this Order, and their agents and employees, **shall not:**

A. Commit Waste:

Commit or permit any waste on the Property or any part thereof, or suffer or commit or permit any act on the Property or any part thereof in violation of law, or remove, transfer, encumber or otherwise dispose of any of the Property or the fixtures presently on the Property or any part thereof;

B. Collect Rents:

Demand, collect, receive, discount, or in any other way divert or use any of the rents from the Property;

C. Interfere with Receiver:

Directly or indirectly interfere in any manner with the discharge of the Receiver's duties under this Order or the Receiver's possession of and operation or management of the Property;

D. Transfer or Encumber the Property:

Expend, disburse, transfer, assign, sell, convey, devise, pledge, mortgage, create a security interest in, encumber, conceal or in any manner whatsoever deal in or

dispose of the whole or any part of the Property, including, but not limited to, the rents, without prior Court Order; and

E. Impair Preservation of Property or Plaintiff's Interest:

Do any act which will, or which will tend to, impair, defeat, divert, prevent or prejudice the preservation of the Property, including the rents, or the preservation of Plaintiff's interest in the Property and the rents.

ENTERED:

Dated: June 2, 2011

s/ Matthew F. Kennelly
JUDGE

Prepared by:

Leonard S. Shifflett, Esq. (ARDC No. 2587432)
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300 North LaSalle Street, Suite 4000
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(312) 715-5000 (Telephone)
(312) 715-5155 (Facsimile)

12th Receiver Report
CASE NO. 10-cv-07633
June 4, 2013

EXHIBIT B

RECEIVER BOND

RECEIVED

JUN X 7 2011

The Cincinnati Insurance Company
Cincinnati, Ohio

MICHAEL W. DOBBINS
CLERK, U. S. DISTRICT COURT

Bond No.: 8495807
Case #10-cv-07633

RECEIVER'S BOND

KNOW ALL MEN BY THESE PRESENTS: that Steven S. Spinell

as Principal and *The Cincinnati Insurance Company*, as Surety, are held and firmly bound unto Capital First Realty, Inc.

_____, as Obligee, in the sum of One Hundred Sixty Thousand Dollars and 00/100xxxxxxxxxxxxxxxxxx \$(160,000.00) to be paid to said Obligee, its successors and assigns, for the payment thereof well and truly to be made, we jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns firmly by these presents. ✓

THE CONDITIONS of the above obligation are such that:

WHEREAS, by the order of the United States District Court of
No. District IL Eastern Division County, said Principal was appointed Receiver on the
2nd day of June, 2011 for the receivership
of 2450 North Waukegan Road, Glenview, IL 60093 and was ordered before
entering discharge of duties as such receiver to execute a bond according to law in the
aforesaid amount.

NOW THEREFORE, if said receiver shall faithfully discharge the duties in this action and obey the orders of the court therein, then this obligation shall be void, otherwise remain in full force and effect.

SIGNED and SEALED this 6th day of June, 2011

Principal: ~~Steven S./Spinell~~

By:

Surety: *The Cincinnati Insurance Company*

By:

Cathie Demitropoulos, Attorney-in-Fact

THE CINCINNATI INSURANCE COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY, a corporation organized under the laws of the State of Ohio, and having its principal office in the City of Fairfield, Ohio, does hereby constitute and appoint

William B. Edson; David H. Esser; William H. Hayes; Thomas R. Hayes;
Howard A. Weiss and/or Cathie M. Demitropoulos

of Naperville, Illinois its true and lawful Attorney(s)-in-Fact to sign, execute, seal and deliver on its behalf as Surety, and as its act and deed, any and all bonds, policies, undertakings, or other like instruments, as follows:

Any such obligations in the United States, up to
Ten Million and No/100 Dollars (\$10,000,000.00).

This appointment is made under and by authority of the following resolution passed by the Board of Directors of said Company at a meeting held in the principal office of the Company, a quorum being present and voting, on the 6th day of December, 1958, which resolution is still in effect:

"RESOLVED, that the President or any Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company."

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company at a meeting duly called and held on the 7th day of December, 1973.

"RESOLVED, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company."

IN WITNESS WHEREOF, THE CINCINNATI INSURANCE COMPANY has caused these presents to be sealed with its corporate seal, duly attested by its Vice President this 1st day of April, 2007.



STATE OF OHIO
COUNTY OF BUTLER

} ss:

THE CINCINNATI INSURANCE COMPANY

Thomas R. Kelly
Vice President

On this 1st day of April, 2007, before me came the above-named Senior Vice President of THE CINCINNATI INSURANCE COMPANY, to me personally known to be the officer described herein, and acknowledged that the seal affixed to the preceding instrument is the corporate seal of said Company and the corporate seal and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporation.



Mark J. Huller

MARK J. HULLER, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date. Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Secretary of THE CINCINNATI INSURANCE COMPANY, hereby certify that the above is a true and correct copy of the Original Power of Attorney issued by said Company, and do hereby further certify that the said Power of Attorney is still in full force and effect.

GIVEN under my hand and seal of said Company at Fairfield, Ohio.

this 6th day of June 2011



Bugby J. Schlain
Secretary

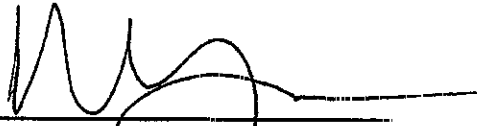
STATE OF ILLINOIS
COUNTY OF DUPAGE

On this 6th day of May, 2011 before me, a Notary Public of the State and County aforesaid, residing therein, duly commissioned and sworn, personally came

Cathie M. Demitropoulos being by me first duly sworn according to law, did depose and say that she resides in Winfield, Illinois; that she is an Attorney-in-Fact of

CINCINNATI INSURANCE COMPANY

Corporation described in and which executed the foregoing instrument that she knows the seal of said corporation; that the seal affixed to such instrument is such corporate seal, that it was so affixed by order of the Board of Directors of said corporation and that she signed her name thereto by like order; that she executed and delivered such instrument on behalf of said corporation as its voluntary act and deed for the uses and purposes therein mentioned.


Notary Public Megan Garofalo



12th Receiver Report
CASE NO. 10-cv-07633
June 4, 2013

EXHIBIT C

INSURANCE CERTIFICATE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/8/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Beecher Carlson Insurance Agency, LLC 6970 E. Chauncey Lane Suite 100 Phoenix AZ 85054	CONTACT NAME: Daniel Gamero, CIC, CPCU, ARM PHONE (A/C, No, Ext): FAX (A/C, No): (602) 494-1175 E-MAIL ADDRESS: dgamero@beechercarlson.com
INSURER(S) AFFORDING COVERAGE	
INSURER A: StarNet Insurance Company	
INSURER B: ACE Property & Casualty	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES
CERTIFICATE NUMBER: CL12102921381

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			MSB000207101	10/5/2012	10/5/2013	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 1,000,000
B	AUTOMOBILE LIABILITY			M00563523	10/5/2012	10/5/2013	COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident)	\$
								\$
								\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB			M00563523	10/5/2012	10/5/2013	EACH OCCURRENCE	\$ 5,000,000
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE	\$ 5,000,000
	<input type="checkbox"/> DED							\$
	<input type="checkbox"/> RETENTION \$							\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			N/A			WC STATUTORY LIMITS	\$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule if more space is required)

Certificate holder is listed as additional insured.

30 days cancellation notice.

10 days cancellation notice for non payment of premium.

Subject to policy terms, conditions, limitations and exclusions.

CERTIFICATE HOLDER
CANCELLATION

 Glenview MHC LLC
 853 N Elston
 Chicago, IL 60642

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Louis Serro/DGALL

12th Receiver Report
CASE NO. 10-cv-07633
June 4, 2013

EXHIBIT D

SUMMARY OF FINANCIAL CONDITION

Sunset Village

Summary of Financial Condition:

	2011 TOTALS	2012 TOTALS	1/1/2013	2/28/2013	3/31/2013	4/30/2013	5/31/2013	2013 TOTALS To Date	TOTALS Since start of Receivership
Rental Income Received	1,064,217.26	1,774,089.00	135,106.28	138,224.95	124,980.76	134,518.10	124,821.59	698,731.68	3,497,037.94
Propane Rent Received	34,813.08	45,342.00	1,379.00	1,509.00	1,502.00	3,006.00	5,478.00	13,024.00	93,180.08
Enterprise Ground Lease Payment	28,800.00	58,800.00	5,400.00	5,400.00	5,400.00	5,400.00	(5,400.00)	27,000.00	114,800.00
Prepaid Enterprise Ground Lease Payment		400.00							
Miscellaneous Income									
Sales Commission Income	6,500.00								400.00
Initial Deposit from Previous Borrower	206,162.57								6,500.00
Total Income received to date	1,400,083.97	1,879,432.00	141,885.28	146,223.95	131,822.76	148,424.10	130,299.59	698,755.68	206,162.57
Less: Expenses paid to date	(847,817.74)	(1,619,063.16)	(125,351.34)	(798,226.00)	(102,680.35)	(113,001.10)	(138,418.47)	(1,277,687.26)	(3,744,594.18)
Prepaid Ground Lease Payment									
Add: Trailer Haul-off Deposits	7,000.00	(4,000.00)							(22,077.00)
Add: Accounts Payable	33,593.73	42,863.15	24,962.41	(86,645.00)	20,375.80	7,504.63	69,174.37	35,372.01	3,000.00
Net Property Cash Flow to date (Operating Acc'd Bal)	585,266.96	259,410.97	41,496.35	(738,847.05)	49,608.01	42,927.63	38,978.49	(565,035.57)	111,833.83
Amount Received from Borrower	437,540.55								265,043.30
Real Estate Taxes Paid	(436,598.10)								
Bank Fees	(5.00)								
Real Estate Bank Account Balance	947.45	(180.00)	(15.00)	(15.00)	(15.00)	(15.00)	(15.00)	(75.00)	437,540.55
		857.45						(75.00)	(436,598.10)
									692.45
Summary of Expenses by Category:									
Repairs & Maintenance Expenses - Common Areas	39,399.07	44,689.56	914.31	43.07			44.05	4,053.13	85,143.19
Repairs & Maintenance Expenses - Individual Units	3,772.34	12,413.60	74.58					74.58	15,680.52
Capital Improvements - Electrical		27,059.08							27,059.08
Petty Cash	500.00	425.00							925.00
Water Testing & Maintenance	56,619.96	10,558.70							67,178.66
Ground Lease Payment	154,539.00	264,924.00	22,077.00	22,077.00	22,077.00	22,077.00	22,077.00	110,385.00	529,848.00
On-Site Maintenance Work	37,041.12	59,923.13	1,890.00	1,975.00	1,700.00	1,700.00	2,550.00	9,315.00	104,942.25
Property Manager Salaries	21,084.39	102,934.27	6,066.32	3,153.31	4,904.18	9,184.98	8,525.00	31,835.79	155,861.45
Leasing & Sales Salaries	16,615.44	1,384.62	2,026.00	2,040.00	2,040.00	2,040.00	3,048.00	11,196.00	15,000.06
Administrative Salaries	18,671.01	24,540.39							54,410.91
Sales Commission Expense	1,200.00	31,650.00							1,200.00
Asphalt Repairs/Reseal	16,409.00	6,007.40	154.36	734.10	1,722.89	879.52	963.27	4,453.94	48,259.00
Telephone	336.32	188.39			106.00			106.00	10,798.25
Licensing	197.60	42,011.65	7,277.80	1,003.00	7,277.80	3,638.80	3,668.80	22,866.40	494.99
Insurance Expenses	17,926.05	17,995.17	9,969.87	749.48	10,153.05	594.03	7,641.43	29,107.86	82,804.10
Utility Expenses	16.94	74.31							111,768.59
Landscaping	9,165.00	110,410.67	11,578.00	9,331.00	12,740.00	11,312.00	13,824.00	58,585.00	91.25
Trash Removal	46,448.96	63,305.66	3,635.05	3,228.20	2,811.35	4,495.13	4,182.73	18,352.46	178,180.67
Snow Removal	1,952.75		(906.34)	1,521.04	1,565.88			2,897.28	130,507.09
Sewer Repair	41,307.76	62,921.19	47,044.79	1,401.50	20,997.00	1,057.50	3,648.00	24,646.00	4,760.13
Well Repair Rehabilitation		30,685.54					12,927.01	62,430.80	128,866.35
Litigation Expense		11,091.52					6,072.00		93,116.84
Equipment Rental & Service		1,641.05							17,163.82
Propane Expense	16,875.06	17,066.39	576.97	1,000.00	919.36	571.58	2,133.50	1,000.00	2,641.05
Vehicle Expenses		15,087.96	1,289.53	594.74	8,745.11	1,038.87	653.52	4,202.41	35,043.86
Accounting Software Expense	2,025.00	3,025.00	275.00	275.00	275.00	275.00	275.00	1,375.00	27,716.73
Business License	11,500.00	11,749.00							6,425.00
Security Services		3,121.22	2,025.00		1,075.00	1,000.00	1,587.50	5,687.50	23,249.00
Office & Administrative Expenses	581.19	5,874.35	1,369.51	20.45	404.21	286.37	386.80	2,461.34	8,808.72
Postage & Delivery	225.99	379.57	83.20						8,906.88
Bank Fees	741.97	1,287.11	107.00	11.60	22.67	90.67	106.42	196.54	802.10
Legal Expenses	20,618.44	37,206.45	187.50	276.50	337.50	86.35	11,330.00	468.37	2,517.65
Receiver Services & Court Bond Cost	93,484.60	72,597.46	7,332.89	2,294.98	2,708.75	1,096.27		12,131.60	69,956.39
Sub-Total Expenses paid to date	660,396.12	1,138,350.72	125,351.34	51,529.97	102,680.35	62,053.22	113,418.47	455,047.35	183,676.21
Other Non-Operating Expenses:									
Property Taxes paid to date	184,689.62	337,192.36		171,696.03			25,002.00	171,696.03	693,558.01
Property Tax Protest Fee									25,002.00
Well Replacement from Pre-Receivership		100,000.00							100,000.00
Consulting Engineering	2,750.00	32,079.10							34,829.10
Land Title Survey		16,592.00							16,592.00
Statutory Fees per Court Order		4,875.00							4,875.00
Distribution to Jefferson Pilot				575,000.00		50,947.88		625,947.88	
Total Expenses paid to date	847,817.74	1,619,063.18	125,351.34	798,226.00	102,680.35	113,001.10	138,418.47	1,277,687.26	2,744,594.18

12th Receiver Report
CASE NO. 10-cv-07633
June 4, 2013

EXHIBIT E

RECEIVER SERVICES INVOICES

212 W Kinzie, Floor 4 | Chicago IL 60654
312-464-8800 f | 312-464-8801 f
www.kinziegroup.com

Date	Invoice #
04/18/2013	4000
Terms	Due Date
Net 30	05/18/2013

Bill To
Sunset Village
October Investment Properties, LLC
Attn: David Worth
400 Skokie Blvd., Suite 800
Northbrook, IL 60062

Description	Amount
Receivership Services	
• Construction/Project Management Services:Project Coordinator, 15 mins @ \$75.00/hr	18.75
• Receiver Reports:Accounting Clerk, 1 hr 15 mins @ \$65.00/hr	81.25
• Receiver Reports:Controller, 1 hr 45 mins @ \$130.00/hr	227.50
• Construction/Project Management Services:Real Estate Director, 4 hrs 5 mins @ \$195.00/hr	796.25
• Accounting Services:Accounting Clerk, 10 hrs 35 mins @ \$65.00/hr	687.92
• Accounting Services:Assistant Controller, 35 mins @ \$95.00/hr	55.42
• Accounting Services:Controller, 3 hrs 30 mins @ \$130.00/hr	455.00
• Construction/Project Management Services:Director of Real Estate Services, 10 mins @ \$195.00/hr	32.50
• Construction/Project Management Services:Superintendent, 44 hrs 35 mins @ \$110.00/hr	4,904.18
• Receiver, 1 hr 25 mins @ \$250.00/hr	<u>354.16</u>
Total Receivership Services	7,612.93
Landscape and Maintenance Services	
• Construction/Project Management Services:Staff Laborer, 455 hrs @ \$28.00/hr	<u>12,740.00</u>
Total Landscape and Maintenance Services	12,740.00
Billable Expenses	
• Unishippers	22.67
Sunset Village	\$20,375.60

Sunset Village
Receivership Services
31.13 - 331.13

Kinzie Real Estate Group, LLC
Time Activities by Client Detail
Activity: March 2013

Activity Date	Product/Service	Description	Rate	Duration	Amount
Sunset Village					
Receivership Services					
03/01/2013	Accounting Services:Accounting Clerk	Produce report for monthly financial	65 00	0 08	5 42
03/01/2013	Accounting Services:Accounting Clerk	Distribute checks to vendor	65 00	0 08	5 42
03/01/2013	Accounting Services:Accounting Clerk	Prepared deposit	65 00	0 17	10 83
03/01/2013	Construction/Project Management Services:Real Estate Director	Real Estate Director-research and follow up on plaintiff question about vacant trailer ownership	195 00	0 33	65 00
03/01/2013	Construction/Project Management Services:Superintendent	Met with maintenance staff to inspect and discuss site and equipment maintenance	110 00	1 75	192 50
03/01/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt of tasks Reply to emails correspondence	110 00	1 25	137 50
03/01/2013	Construction/Project Management Services:Superintendent	Picked up dump truck from repair shop	110 00	0 58	64 17
03/04/2013	Accounting Services:Accounting Clerk	Prepare deposit deposit transaction	65 00	0 25	16 25
03/04/2013	Accounting Services:Accounting Clerk	Forwarded invoices for approval	65 00	0 17	10 83
03/04/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheets	65 00	0 42	27 08
03/04/2013	Construction/Project Management Services:Superintendent	Reviewed and approved invoices Requested new Certificates of Insurance from vendors	110 00	0 75	82 50
03/04/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt Followed on repairs for dump truck plow Generated information for R E D	110 00	2 58	284 17
03/05/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system	65 00	1 17	75 83
03/05/2013	Construction/Project Management Services:Project Coordinator	Transition to new ownership	75 00	0 25	18 75
03/05/2013	Construction/Project Management Services:Real Estate Director	Real Estate Director-correspondence with plaintiff regarding outstanding liens to be paid and reimbursed by Receiver and follow up research	195 00	0 33	65 00
03/06/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system. Post A/P batches in batch	65 00	0 50	32 50
03/06/2013	Accounting Services:Accounting Clerk	Follow up with open payable and forwarded invoices for approval.	65 00	0 25	16 25
03/07/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system Run open payable for approval for weekly check run Cut checks	65 00	0 33	21 67
03/07/2013	Accounting Services:Assistant Controller	Review/Approve account payable report for check run	95 00	0 25	23 75
03/07/2013	Construction/Project Management Services:Superintendent	Met with resident to address a concern with safety and speeding vehicles	110 00	1 92	210 83

03/07/2013	Construction/Project Management Services:Superintendent	Met with administrator to update Manage America for delinquency on lot rent Work on computer in office which was not working properly	110 00	1 75	192 50
03/07/2013	Construction/Project Management Services:Superintendent	Met with maintenance staff to conduct site safety meeting and review locations of staging snow in the community to keep from disrupting view when driving through the community Relocated snow throughout community	110 00	2 75	302 50
03/07/2013	Construction/Project Management Services:Superintendent	Reviewed and approved invoices Requested new Certificates of Insurance from vendors	110 00	0 58	64 17
03/07/2013	Receiver	Review property expense report	250 00	0 08	20 83
03/08/2013	Accounting Services:Accounting Clerk	Distribute checks to vendor	65 00	0 17	10 83
03/11/2013	Construction/Project Management Services:Real Estate Director	Real Estate Director-correspondence with field staff regarding budgets, work to be scheduled maintenance issues and IEPA status	195 00	0 58	113 75
03/11/2013	Construction/Project Management Services:Superintendent	Met with staff to give them update on turnover with new owners Staff inquired about employment status on operation of daily activities	110 00	4 58	504 17
03/11/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt Communicated with R E D on invoices and current maintenance tasks	110 00	1 25	137 50
03/12/2013	Accounting Services:Accounting Clerk	Follow up with open payables	65 00	0 25	16 25
03/12/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheet	65 00	0 25	16 25
03/12/2013	Accounting Services:Accounting Clerk	Updated batch control sheet Requested vendor certificate of insurance	65 00	0 25	16 25
03/12/2013	Accounting Services:Assistant Controller	Vendor Maintenance	95 00	0 17	15 83
03/12/2013	Construction/Project Management Services:Real Estate Director	Real Estate Director-invoice review and approval;	195 00	0 25	48 75
03/12/2013	Construction/Project Management Services:Superintendent	Assisted maintenance staff in location of B-box to turn off water due to a leak	110 00	2 17	238 33
03/12/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt Followed up with utility company for final connection of power for street lights	110 00	0 58	64 17
03/12/2013	Construction/Project Management Services:Superintendent	Went to bank to make transaction Worked with office administrator at Sunset to balance accounts	110 00	1 75	192 50
03/12/2013	Receiver Reports:Accounting Clerk	Update property tax and insurance information for Receiver's Report Update Receiver's Report	65 00	1 25	81 25
03/13/2013	Accounting Services:Accounting Clerk	Follow up with open payables and vendors certificate of insurance saved to server	65 00	0 58	37 92
03/13/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system	65 00	0 83	54 17
03/13/2013	Accounting Services:Controller	Prepare updated financial information	130 00	3 00	390 00
03/14/2013	Accounting Services:Accounting Clerk	Post A/P batches in batch Run open payable for approval for weekly check run Updated batch control sheet Cut checks	65 00	0 33	21 67

03/14/2013	Accounting Services:Assistant Controller	Review/Approve open payable for check run	95 00	0 08	7 92
03/14/2013	Receiver	Reviewed expenses for asset	250 00	0 08	20 83
03/14/2013	Receiver Reports:Controller	Prepare financial section and exhibits for Receiver's Report	130 00	1 75	227 50
03/15/2013	Accounting Services:Accounting Clerk	Distribute checks to vendor	65 00	0 17	10 83
03/15/2013	Construction/Project Management Services:Superintendent	Met with utility company electrical engineer rep to address operation of street lights through out community	110 00	1 58	174 17
03/15/2013	Construction/Project Management Services:Superintendent	Reviewed invoices for approval Responded to emails on community issues	110 00	2 75	302 50
03/18/2013	Accounting Services:Accounting Clerk	Forwarded invoices for approval	65 00	0 08	5 42
03/18/2013	Construction/Project Management Services:Superintendent	Meeting with vendor and new owner to discuss a schedule and the scope of work for cleaning sewers in the entire community Met with new note owner to discuss status of maintenance for the community	110 00	2 58	284 17
03/19/2013	Accounting Services:Accounting Clerk	Requested vendors certificate of insurance	65 00	0 17	10 83
03/19/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system	65 00	0 50	32 50
03/19/2013	Construction/Project Management Services:Superintendent	Project coordination of property task. Followed up with electrical contractor on electrical connections repairs for street lights to be connected by Utility company	110 00	1 25	137 50
03/20/2013	Accounting Services:Accounting Clerk	Enter and process check	65 00	0 17	10 83
03/20/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system Post A/P batches in batch Run open payable for approval for weekly check run Updated batch control sheet	65 00	0 25	16 25
03/20/2013	Construction/Project Management Services:Real Estate Director	Real Estate Director-research draft and distribute 11th Receiver Report; various follow up with field staff and consultants concerning invoices and general operations	195 00	2 58	503 75
03/20/2013	Receiver	Property update and review receiver's report	250 00	0 50	125 00
03/21/2013	Accounting Services:Accounting Clerk	Updated batch control sheet Cut checks	65 00	0 17	10 83
03/21/2013	Accounting Services:Accounting Clerk	Produce report for monthly financial	65 00	0 08	5 42
03/21/2013	Accounting Services:Assistant Controller	Review/Approve open payable for check run	95 00	0 08	7 92
03/21/2013	Construction/Project Management Services:Superintendent	Replied to emails regarding status of property maintenance As well as auction status of vacant homes Generated list of home type for new note holder as requested	110 00	2 58	284 17
03/21/2013	Receiver	Reviewed property expense report	250 00	0 17	41 67
03/22/2013	Accounting Services:Accounting Clerk	Distribute checks to vendor	65 00	0 25	16 25
03/25/2013	Construction/Project Management Services:Superintendent	Inquired with vendors for updated copies of Certificates of Insurance	110 00	1 42	155 83
03/26/2013	Accounting Services:Accounting Clerk	Requested vendors certificate of insurance, saved to the server	65 00	0 33	21 67

03/26/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system	65 00	0 25	16 25
03/26/2013	Accounting Services:Controller	Distribute SATC statements and follow up on unpaid bills	130 00	0 50	65 00
03/26/2013	Construction/Project Management Services:Director of Real Estate Services	Receivership Progress Meeting	195 00	0 17	32 50
03/26/2013	Construction/Project Management Services:Superintendent	Inquired with vendors for updated copies of Certificates of Insurance	110 00	0 92	100 83
03/26/2013	Construction/Project Management Services:Superintendent	Inspected recent vacant homes with maintenance staff to determine what action is needed to prevent water freeze ups in homes. Check homes for removal of perishable goods	110 00	3 17	348 33
03/26/2013	Construction/Project Management Services:Superintendent	Reviewed and approved invoices. Responded to emails inquiries on water system and status of community	110 00	2 75	302 50
03/26/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt. Updated R E D on status of well testing and operation. Followed up with vendor testing system for updated status on operation and testing that has been conducted	110 00	0 58	64 17
03/26/2013	Receiver	General update on status of property and evictions	250 00	0 50	125 00
03/27/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system.	65 00	0 08	5 42
03/27/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheets	65 00	0 33	21 67
03/27/2013	Construction/Project Management Services:Superintendent	Coordinated vendor for servicing sewers in the community.	110 00	0 75	82 50
03/28/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheets	65 00	0 33	21 67
03/28/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system. Post A/P batches in batch. Run open payable for approval for weekly check run	65 00	1 00	65 00
03/29/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheets	65 00	0 17	10 83
03/29/2013	Accounting Services:Accounting Clerk	Cut checks	65 00	0 17	10 83
03/29/2013	Receiver	Review property expense report	250 00	0 08	20 83
Total Receivership Services				68 17	7,612 93
Landscape & Maintenance Services					
03/01/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/01/2013	Construction/Project Management Services:Staff Laborer	Site and vehicle maintenance. Also worked on cleanup in the community.	28 00	8 00	224 00
03/01/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/04/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset vehicles.	28 00	8 00	224 00
03/04/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00

03/04/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/05/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/05/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/05/2013	Construction/Project Management Services:Staff Laborer	Snow removal in the community	28 00	8 00	224 00
03/06/2013	Construction/Project Management Services:Staff Laborer	Snow removal in the community	28 00	8 00	224 00
03/06/2013	Construction/Project Management Services:Staff Laborer	Snow removal in the community	28 00	8 00	224 00
03/06/2013	Construction/Project Management Services:Staff Laborer	Snow removal in the community	28 00	8 00	224 00
03/07/2013	Construction/Project Management Services:Staff Laborer	Snow removal in the community	28 00	4 00	112 00
03/07/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	4 00	112 00
03/07/2013	Construction/Project Management Services:Staff Laborer	Snow removal in the community	28 00	8 00	224 00
03/07/2013	Construction/Project Management Services:Staff Laborer	Snow removal in the community	28 00	8 00	224 00
03/08/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/08/2013	Construction/Project Management Services:Staff Laborer	Maintenance in the community	28 00	8 00	224 00
03/08/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/11/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/11/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/12/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	5 00	140 00
03/12/2013	Construction/Project Management Services:Staff Laborer	Office maintenance	28 00	3 00	84 00
03/12/2013	Construction/Project Management Services:Staff Laborer	Maintenance in the community	28 00	8 00	224 00
03/12/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	5 00	140 00

03/12/2013	Construction/Project Management Services:Staff Laborer	Office maintenance	28 00	3 00	84 00
03/13/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/13/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/14/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/14/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/15/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/15/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/18/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/18/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/19/2013	Construction/Project Management Services:Staff Laborer	Maintenance of Sunset vehicles and machines. Trucks, bobcat and fork lift.	28 00	3 00	84 00
03/19/2013	Construction/Project Management Services:Staff Laborer	Worked on vacant house	28 00	5 00	140 00
03/19/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/19/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	7 00	196 00
03/19/2013	Construction/Project Management Services:Staff Laborer	Maintenance of Sunset community	28 00	0 00	0 00
03/20/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/20/2013	Construction/Project Management Services:Staff Laborer	Maintenance of Sunset vehicles and machines Trucks bobcat and fork lift	28 00	5 00	140 00
03/20/2013	Construction/Project Management Services:Staff Laborer	Maintenance of Sunset community	28 00	3 00	84 00
03/20/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/21/2013	Construction/Project Management Services:Staff Laborer	Maintenance of Sunset community	28 00	8 00	224 00
03/21/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00

03/21/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/22/2013	Construction/Project Management Services:Staff Laborer	Maintenance of Sunset community	28 00	8 00	224 00
03/22/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/22/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/25/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/25/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/25/2013	Construction/Project Management Services:Staff Laborer	Maintenance of Sunset community	28 00	8 00	224 00
03/26/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/26/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/26/2013	Construction/Project Management Services:Staff Laborer	Maintenance of Sunset community	28 00	8 00	224 00
03/27/2013	Construction/Project Management Services:Staff Laborer	Maintenance of Sunset community	28 00	8 00	224 00
03/27/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/27/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/28/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/28/2013	Construction/Project Management Services:Staff Laborer	Maintenance of Sunset community	28 00	8 00	224 00
03/28/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/29/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
03/29/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
Total Landscape & Maintenance Services			455 00	12,740 00	
Total for Sunset Village			523 17	20,352 93	



212 W Kinzie, Floor 4 | Chicago IL 60654
312.464.8800 | 312.464.8801 |
www.kinziegroup.com

Invoice

Date	Invoice #
05/20/2013	4175
Terms	Due Date
Net 30	06/19/2013

Bill To

October Investment Properties, LLC
Attn: David Worth
400 Skokie Blvd., Suite 800
Northbrook, IL 60062
RE: Sunset Village

Description	Amount
Receivership Services	
• Accounting Services:Controller, 20 mins @ \$130.00/hr	43.33
• Construction/Project Management Services:Project Coordinator, 15 mins @ \$75.00/hr	18.75
• Accounting Services:Assistant Controller, 55 mins @ \$95.00/hr	87.09
• Receiver, 1 hr 50 mins @ \$250.00/hr	458.33
• Construction/Project Management Services:Superintendent, 83 hrs 30 mins @ \$110.00/hr	9,184.98
• Construction/Project Management Services:Real Estate Director, 2 hrs 50 mins @ \$195.00/hr	552.50
• Accounting Services:Accounting Clerk, 8 hrs 15 mins @ \$65.00/hr	<u>536.27</u>
Total Receivership Services	10,881.25
Landscape and Maintenance Services	
• Construction/Project Management Services:Staff Laborer, 404 hrs @ \$28.00/hr	<u>11,312.00</u>
Total Landscape and Maintenance Services	11,312.00
Billable Expenses	
• Unishippers	90.67
Total	22,283.92

Sunset Village
Receivership Services
4.1.13 - 4.30.13

Kinzie Real Estate Group, LLC
Time Activities by Client Detail
Activity: April 2013

Activity Date	Product/Service	Description	Rate	Duration	Amount
Sunset Village					
Receivership Services					
04/01/2013	Accounting Services:Accounting Clerk	Updated batch control sheet Distribute checks to vendor	65 00	0 25	16 25
04/01/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks Followed up with new note holder on status of water system operation and testing	110 00	1 25	137 50
04/02/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system	65 00	0 58	37 92
04/02/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks Met with vendor to do inspection of the cleaning process of community sewer system	110 00	3 17	348 33
04/02/2013	Construction/Project Management Services:Superintendent	Met with auction company to give access into homes for inspection and to discuss status of vacant homes due to tenants moving out	110 00	1 92	210 83
04/03/2013	Accounting Services:Accounting Clerk	Post A/P batches in batch Run open payable for approval for weekly check run Updated batch control sheet	65 00	0 17	10 83
04/03/2013	Accounting Services:Accounting Clerk	Post check to Yardi, prepared deposit deposit transaction accepted deposit register	65 00	0 25	16 25
04/03/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks Followed up with new note holder on status of water system operation and testing	110 00	0 75	82 50
04/03/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks Met with vendor to do inspection of the cleaning process of community sewer system	110 00	4 25	467 50
04/04/2013	Accounting Services:Accounting Clerk	Updated batch control sheet. Cut checks Distribute checks to vendor	65 00	0 25	16 25
04/04/2013	Accounting Services:Accounting Clerk	Enter process and cut check	65 00	0 08	5 42
04/04/2013	Accounting Services:Assistant Controller	Review/Approve Accts Payable for check run	95 00	0 25	23 75
04/04/2013	Construction/Project Management Services:Superintendent	Project coordination of property task Followed up on operation of lift station.	110 00	5 75	632 50
04/05/2013	Accounting Services:Accounting Clerk	Distribute checks to vendor	65 00	0 17	10 83
04/05/2013	Construction/Project Management Services:Superintendent	Followed up on operation of pumps on lift station due to alarm going off Jetting of sewer system has cause excessive use of lift station to occur	110 00	1 75	192 50
04/08/2013	Construction/Project Management Services:Superintendent	Met with vendor who is cleaning community sewer system to inspect work being done and address issues in the lines such as areas that are backed up with debris	110 00	4 75	522 50
04/09/2013	Construction/Project Management Services:Superintendent	Met with vendor who is cleaning community sewer system to inspect work being done and address issues in the lines such as areas that are backed up with debris	110 00	0 75	82 50
04/10/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system. Post A/P batches in batch. Run open payable for approval for weekly check run Updated batch control sheet	65 00	0 33	21 67
04/10/2013	Accounting Services:Controller	Prepare check request for distribution of funds per court order.	130 00	0 33	43 33
04/10/2013	Construction/Project Management Services:Project Coordinator	Processed and distributed court orders	75 00	0 25	18 75

04/10/2013	Receiver	Property status update	250 00	0 50	125 00
04/11/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system Post A/P batches in batch. Run open payable for approval for weekly check run Updated batch control sheet Cut checks Distribute checks to vendor	65 00	0 25	16 25
04/11/2013	Accounting Services:Accounting Clerk	Produce report for monthly financial	65 00	0 08	5 42
04/11/2013	Accounting Services:Assistant Controller	Review/Approve Accts Payable for check run	95 00	0 25	23 75
04/11/2013	Accounting Services:Assistant Controller	Review/Approve Accts Payable for check run	95 00	0 08	7 92
04/11/2013	Construction/Project Management Services:Superintendent	Met with vendor who is cleaning community sewer system to inspect work being done and address issues in the lines such as areas that are backed up with debris	110 00	2 17	238 33
04/12/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system.	65 00	0 33	21 67
04/12/2013	Construction/Project Management Services:Superintendent	Met with vendor who is cleaning community sewer system to inspect work being done and address issues in the lines such as areas that are backed up with debris	110 00	3 58	394 17
04/12/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt. Inquired with new note holder and R E D for authorization to have repairs done on lift station pumps Contacted and coordinated with vendor to rebuilding pump for lift station	110 00	1 25	137 50
04/15/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system Post A/P batches in batch Run open payable for approval for weekly check run	65 00	0 08	5 42
04/15/2013	Construction/Project Management Services:Real Estate Director	Real Estate Director-site visit to meet with staff regarding various maintenance and collections issues; correspondence with plaintiff regarding various matters	195 00	1 42	276 25
04/15/2013	Construction/Project Management Services:Superintendent	Worked with vendor who is cleaning community sewer system for inspection of work being conducted Address debris in sewers causing system to back up	110 00	7 00	770 00
04/15/2013	Construction/Project Management Services:Superintendent	Coordinated service work and materials for service in the community Picked up misc materials for maintenance staff to conduct daily maintenance repairs.	110 00	1 17	128 33
04/16/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheets	65 00	0 33	21 67
04/16/2013	Construction/Project Management Services:Superintendent	Reviewed and approved invoices	110 00	0 75	82 50
04/16/2013	Construction/Project Management Services:Superintendent	Met with vendor to address operation of pumps station not working properly at lift station Coordinated installation of temp. pump to drain high water levels at lift station.	110 00	6 25	687 50
04/16/2013	Receiver	Visit site and property tour Met with on site staff.	250 00	1 00	250 00
04/17/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system Post A/P batches in batch Run open payable for approval for weekly check run	65 00	0 75	48 75
04/17/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheet	65 00	0 17	10 83
04/17/2013	Construction/Project Management Services:Superintendent	Met with electrical contractor to inspect street lights in the community that are currently not working	110 00	1 75	192 50

04/17/2013	Construction/Project Management Services:Superintendent	Met with vendor to address operation of pumps station not working properly at lift station Coordinated installation of temp pump to drain high water levels at lift station	110 00	3 75	412 50
04/18/2013	Accounting Services:Accounting Clerk	Cut checks Updated batch control sheet Distribute checks to vendor	65 00	0 25	16 25
04/18/2013	Accounting Services:Assistant Controller	Review / Approve AP check run	95 00	0 25	23 75
04/18/2013	Construction/Project Management Services:Superintendent	Coordinated pick up of trash pump hoses and accessories to address flooding in community	110 00	1 42	155 83
04/18/2013	Construction/Project Management Services:Superintendent	Met with vendor to address operation of pumps station not working properly at lift station Coordinated installation of temp pump to drain high water levels at lift station	110 00	5 92	650 83
04/19/2013	Accounting Services:Accounting Clerk	Updated batch control sheet Distribute checks to vendor	65 00	0 17	10 83
04/19/2013	Construction/Project Management Services:Superintendent	Coordinated service repairs for tenant in the community that has no electrical power to trailer	110 00	0 75	82 50
04/22/2013	Accounting Services:Accounting Clerk	Requested vendors certificate of insurance saved to the server. Followed up with emails and open payable	65 00	0 50	32 50
04/22/2013	Construction/Project Management Services:Superintendent	Reviewed invoices with vendor for approval and processing	110 00	0 42	45 83
04/22/2013	Construction/Project Management Services:Superintendent	Met with vendor to address operation of pumps station not working properly at lift station	110 00	3 75	412 50
04/22/2013	Construction/Project Management Services:Superintendent	Met with vendor jetting community sewers to address blockage due to material found in sewer system	110 00	2 75	302 50
04/23/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system	65 00	0 08	5 42
04/23/2013	Construction/Project Management Services:Superintendent	Met with maintenance staff to locate sewer covers for access to allow jetting company to clean out system.	110 00	2 58	284 17
04/23/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt Followed up on coordination of homeowner meeting with new lender	110 00	0 50	55 00
04/23/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt Followed up with the electrician on observing installation of new electrical pedestal for tenant without power. Went to the village for permit for electrical repairs Schedule inspections with Village and electrical company	110 00	2 42	265 83
04/24/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system Post A/P batches in batch. Run open payable for approval for weekly check run Updated batch control sheet Forwarded invoices for approval followed up with emails and open payable	65 00	0 50	32 50
04/24/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheet	65 00	0 17	10 83
04/24/2013	Construction/Project Management Services:Superintendent	Met with vendor jetting community sewers to address blockage due to material found in sewer system	110 00	5 25	577 50
04/25/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheet	65 00	0 08	5 42
04/25/2013	Accounting Services:Accounting Clerk	Cut checks. Updated batch control sheet	65 00	0 17	10 83
04/25/2013	Accounting Services:Assistant Controller	Review/Approve accounts payable for check run	95 00	0 08	7 92

04/25/2013	Construction/Project Management Services:Superintendent	Met with vendor jetting community sewers to address blockage due to material found in sewer system	110 00	2 75	302 50
04/25/2013	Construction/Project Management Services:Superintendent	Reviewed invoices with vendor for approval and processing	110 00	0 58	64 17
04/26/2013	Accounting Services:Accounting Clerk	Distribute checks to vendor	65 00	0 08	5 42
04/26/2013	Receiver	Reviewed property expense report and signed checks	250 00	0 33	83 33
04/29/2013	Accounting Services:Accounting Clerk	Forwarded invoices for approval	65 00	0 08	5 42
04/30/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system Enter payable invoices into system Post A/P batches in batch Updated batch control sheet Distribute checks to vendor Scanned and saved checks to server Requested vendors certificate of insurance and W-9	65 00	1 25	81 25
04/30/2013	Accounting Services:Accounting Clerk	Prepared deposit, deposit transaction	65 00	0 33	21 67
04/30/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheets	65 00	0 50	32 50
04/30/2013	Construction/Project Management Services:Real Estate Director	Real Estate Director-research and two calls to IEPA to investigate recent water violations	195 00	1 42	276 25
04/30/2013	Construction/Project Management Services:Superintendent	Met with Jetting contractor to review televising of sewers in the community	110 00	2 42	265 83
Total Receivership Services				97 92	10,881 25
Landscape & Maintenance Services					
04/01/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/01/2013	Construction/Project Management Services:Staff Laborer	Maintenance of Sunset community	28 00	8 00	224 00
04/01/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/02/2013	Construction/Project Management Services:Staff Laborer	Maintenance of Sunset community	28 00	8 00	224 00
04/02/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/02/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	1 50	42 00
04/03/2013	Construction/Project Management Services:Staff Laborer	Maintenance of Sunset community	28 00	8 50	238 00
04/03/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/03/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/04/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/04/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00

04/05/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/05/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/08/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/08/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/09/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/09/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/10/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/11/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/11/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	6 00	168 00
04/11/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/12/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/12/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/15/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
04/15/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/15/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
04/16/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
04/16/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/16/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
04/17/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
04/17/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
04/17/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00

04/18/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/18/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
04/19/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the Sunset community	28 00	8 00	224 00
04/22/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
04/22/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
04/23/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
04/23/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
04/24/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
04/24/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
04/25/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
04/25/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
04/25/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
04/26/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
04/26/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
04/26/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	4 00	112 00
04/29/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
04/29/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
04/30/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
04/30/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
04/30/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
Total Landscape & Maintenance Services			404.00	11,312.00	
Total for Sunset Village			501.92	22,193.25	

Invoice

October Investment Properties, I.L.C.
Attn: David Worth
400 Skokie Blvd., Suite 800
Northbrook, IL 60062
RE: Sunset Village

Sunset Village
Case No. 10 CV 07699
Receivship Services
5.1.13 - 5.31.13

Kinzie Real Estate Group, LLC
Time Activities by Client Detail
Activity: May 2013

Activity Date	Product/Service	Description	Rate	Duration	Amount
Sunset Village					
Receivership Services					
05/01/2013	Accounting Services:Accounting Clerk	Requested vendors certificate of insurance and received vendors W-9 saved to the server. Forwarded invoices for approval	65 00	0 33	21 67
05/01/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system Post A/P batches in batch Run open payable for approval for weekly check run Updated batch control sheet	65 00	0 25	16 25
05/01/2013	Construction/Project Management Services:Real Estate Director	Real Estate Director-preparation with staff and attendance at community meeting to introduce lender and discuss foreclosure process	195 00	2 42	471 25
05/01/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt. of tasks Review proposals for well improvements with vendors	110 00	1 75	192 50
05/01/2013	Construction/Project Management Services:Superintendent	Project Coordination and mgmt. of tasks Set up H O A meeting with future park owners	110 00	1 75	192 50
05/01/2013	Receiver	Discussions on property status and homeowner/resident meeting IEPA review and correspondence	250 00	0 67	166 67
05/02/2013	Accounting Services:Accounting Clerk	Updated batch control sheet Cut checks	65 00	0 17	10 83
05/02/2013	Accounting Services:Accounting Clerk	Process cut check	65 00	0 17	10 83
05/02/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheets	65 00	0 08	5 42
05/02/2013	Accounting Services:Assistant Controller	Review/Approve A/P for check run	95 00	0 17	15 83
05/02/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt. of tasks Review proposals for well improvements with vendors	110 00	0 75	82 50
05/03/2013	Accounting Services:Accounting Clerk	Forwarded invoices for approval	65 00	0 08	5 42
05/03/2013	Accounting Services:Accounting Clerk	Distribute checks to vendor	65 00	0 17	10 83
05/03/2013	Construction/Project Management Services:Superintendent	Met with Jetting contractor to review televising of sewers in the community	110 00	1 17	128 33
05/06/2013	Accounting Services:Accounting Clerk	Produce report for monthly financial	65 00	0 08	5 42
05/06/2013	Construction/Project Management Services:Superintendent	Met with staff to review site maintenance issues. Also met with jetting contractor to get updates on televising of community sewers	110 00	1 25	137 50
05/07/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system	65 00	0 08	5 42
05/07/2013	Construction/Project Management Services:Superintendent	Met with tenant to discuss status of lot rent payment Discussed with tenant a schedule to get caught up on lot rent	110 00	0 58	64 17
05/07/2013	Construction/Project Management Services:Superintendent	Met with maintenance staff to generate landscaping schedule for lawn maintenance for the community. Inspected and repaired maintenance equipment inspected and address vandalism in the community.	110 00	2 92	320 83

05/08/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system Post A/P batches in batch. Run open payable for approval for weekly check run. Updated batch control sheet	65 00	0 50	32 50
05/08/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheets	65 00	0 17	10 83
05/08/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks. Inspected all lawn equipment in need of service with staff Coordinate repairs with service center for delivered and picked up equipment	110 00	3 25	357 50
05/09/2013	Accounting Services:Accounting Clerk	Received vendors certificate of insurance, saved to the server	65 00	0 08	5 42
05/09/2013	Accounting Services:Accounting Clerk	Updated batch control sheet Cut checks. Distribute checks to vendor.	65 00	0 33	21 67
05/09/2013	Accounting Services:Accounting Clerk	Contact insurance regarding incident from resident slipping on the ice in February	65 00	0 50	32 50
05/09/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt. Met with tenants to address trapping raccoon's in the community Also address tenants concern with garbage dumping in vacant lots	110 00	1 17	128 33
05/09/2013	Construction/Project Management Services:Superintendent	Met with maintenance staff to do site inspection for spring cleanup and lawn maintenance	110 00	2 58	284 17
05/10/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system	65 00	0 33	21 67
05/10/2013	Construction/Project Management Services:Real Estate Director	Real Estate Director-review eviction status and research alternate legal firms to be used for evictions	195 00	0 42	81 25
05/10/2013	Construction/Project Management Services:Superintendent	Met with maintenance staff to address water leak on vacant lot Also met with Jetting company to get update on televising of community sewers	110 00	2 58	284 17
05/13/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheets	65 00	0 08	5 42
05/13/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt. of tasks Met with Jetting company to get update on televising of community sewers	110 00	1 17	128 33
05/13/2013	Construction/Project Management Services:Superintendent	Responded to attorney and new investment company representatives regarding eviction notices	110 00	1 75	192 50
05/14/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system Post A/P batches in batch Updated batch control sheet	65 00	0 50	32 50
05/14/2013	Construction/Project Management Services:Real Estate Director	Real Estate Director-fielded resident call; reviewed repair proposal; correspondence with field staff regarding on-going maintenance issues	195 00	0 58	113 75
05/15/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system Post A/P batches in batch Run open payable for approval for weekly check run Updated batch control sheet	65 00	0 50	32 50
05/15/2013	Construction/Project Management Services:Superintendent	Coordination and mgmt. of tasks Met with vendor for reconstruction of well and place a second well out of commission.	110 00	2 92	320 83
05/15/2013	Construction/Project Management Services:Superintendent	Went to bank to make transaction and deposits	110 00	0 75	82 50
05/15/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt. of tasks Delivered 5 Day notices to tenants	110 00	3 58	394 17
05/16/2013	Accounting Services:Accounting Clerk	Distribute checks to vendors.	65 00	0 08	5 42
05/16/2013	Accounting Services:Accounting Clerk	Updated batch control sheet Cut checks	65 00	0 25	16 25

05/16/2013	Accounting Services:Assistant Controller	Review/Approve AP check run	95 00	0 08	7 92
05/16/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt of tasks. Met with Jetting company to get update on televising of community sewers	110 00	2 25	247 50
05/16/2013	Construction/Project Management Services:Superintendent	Went to bank to make transaction and deposits	110 00	0 58	64 17
05/17/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheet.	65 00	0 17	10 83
05/17/2013	Accounting Services:Accounting Clerk	Distribute checks to vendor	65 00	0 17	10 83
05/17/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt of tasks. Met with Jetting company to get update on televising of community sewers	110 00	1 75	192 50
05/17/2013	Construction/Project Management Services:Superintendent	Reply to vendor emails regarding proposals for site repairs	110 00	2 25	247 50
05/17/2013	Construction/Project Management Services:Superintendent	Took site lawn equipment in for repairs	110 00	0 92	100 83
05/20/2013	Accounting Services:Accounting Clerk	Requested vendors certificate of insurance	65 00	0 17	10 83
05/20/2013	Accounting Services:Accounting Clerk	Posted check to Yardi prepared deposit deposit transaction	65 00	0 33	21 67
05/20/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system. Post A/P batches in batch. Updated batch control sheet.	65 00	0 33	21 67
05/20/2013	Construction/Project Management Services:Superintendent	Reviewed and approved invoices	110 00	0 25	27 50
05/21/2013	Accounting Services:Accounting Clerk	Prepared deposit deposit transaction	65 00	0 33	21 67
05/21/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system	65 00	0 17	10 83
05/22/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system. Post A/P batches in batch Run open payable for approval for weekly check run Updated batch control sheet	65 00	0 33	21 67
05/22/2013	Construction/Project Management Services:Real Estate Director	Real Estate Director-various correspondence with field manager, consultants and village regarding sewer mair break; review of IEPA correspondence	195 00	0 67	130 00
05/22/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks. Contacted vendors to address force main leak and set up action to be taken by plumbing contractor to locate force main leak out side of the community at a main intersection north of the community as requested by City of Glenview officials	110 00	13 58	1 494 17
05/23/2013	Accounting Services:Accounting Clerk	Updated batch control sheet Cut checks	65 00	0 17	10 83
05/23/2013	Accounting Services:Assistant Controller	Review/Approve AP check run	95 00	0 08	7 92
05/23/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks. Contacted vendors to address force main leak and set up action to be taken by plumbing contractor to locate force main leak out side of the community at a main intersection north of the community as requested by City of Glenview officials.	110 00	5 42	595 83
05/23/2013	Receiver	Review expense report and sign checks	250 00	0 33	83 33
05/24/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheets	65 00	0 50	32 50
05/24/2013	Accounting Services:Accounting Clerk	Distribute checks to vendor	65 00	0 08	5 42

05/24/2013	Receiver	Property status and receivership wrap up discussions	250 00	0 25	62 50
05/28/2013	Accounting Services:Accounting Clerk	Followed up with open payable	65 00	0 17	10 83
05/28/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system and post recurring payable	65 00	0 50	32 50
05/28/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks. Contacted consultant firm and vendor to discuss force main leak on what action is needed to proceed with repairs	110 00	1 58	174 17
05/29/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system. Post A/P batches in batch. Run open payable for approval for weekly check run. Updated batch control sheet	65 00	1 25	81 25
05/29/2013	Accounting Services:Accounting Clerk	Approve utility invoices and update utility tracking spread sheets	65 00	0 17	10 83
05/29/2013	Accounting Services:Controller	Discussion regarding final report. Request all invoices approvals from RED and onsite staff for accrual in final report	130 00	0 50	65 00
05/29/2013	Construction/Project Management Services:Project Coordinator	Phone call with insurance adjuster regarding tenant incident and claim.	75 00	0 25	18 75
05/29/2013	Construction/Project Management Services:Real Estate Director	Real Estate Director-site visit to inspect sewer main issue and related site maintenance issues	195 00	1 25	243 75
05/29/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks. Delivered eviction notices to tenants in the community	110 00	1 17	128 33
05/29/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks. Met with the staff to discuss maintenance items in needed of attention	110 00	1 75	192 50
05/29/2013	Construction/Project Management Services:Superintendent	Reviewed and approved invoices	110 00	0 75	82 50
05/29/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks. Met with new borrower to get approval on repairs and to discuss with vendors on what actions is to be taken on force main repairs	110 00	4 25	467 50
05/29/2013	Construction/Project Management Services:Superintendent	Met with several tenants in the community to discuss violations that have occurred by other tenants. Followed up with a report to the R.E.D. on issues discuss with tenants via email	110 00	0 58	64 17
05/29/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks. Contacted vendor to schedule repairs on water pump station motors that are in need of repairs	110 00	0 25	27 50
05/30/2013	Accounting Services:Accounting Clerk	Post A/P batches in batch. Run open payable for approval for weekly check run. Updated batch control sheet. Cut checks. Distribute checks to vendor. Scanned and saved checks to server	65 00	0 50	32 50
05/30/2013	Accounting Services:Assistant Controller	Review/Approve A/P for check run	95 00	0 17	15 83
05/30/2013	Accounting Services:Controller	Preparation of March financials for upcoming Receiver's report	130 00	2 00	260 00
05/30/2013	Construction/Project Management Services:Real Estate Director	Real Estate Director-various phone calls and correspondence with plaintiff, site staff and consultants to determine best solution for broken sewer main	195 00	0 75	146 25
05/30/2013	Construction/Project Management Services:Superintendent	Project coordination and mgmt. Met with R.E.D. to discuss what options are available for repairs on force main. Contacted vendors to coordinate and schedule repairs	110 00	3 58	394 17

05/30/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks. Followed up with office H R personal on status of tenant insurance claim	110 00	0 25	27 50
05/30/2013	Construction/Project Management Services:Superintendent	Collected all invoices and other misc information for final receivership report	110 00	2 42	265 83
05/30/2013	Receiver Reports:Accounting Clerk	Update property tax information for Receiver's Report Contact tax attorney to review tax appeal results Update Receiver's Report	65 00	1 25	81 25
05/31/2013	Accounting Services:Accounting Clerk	Enter payable invoices into system Post A/P batches in batch Updated batch control sheet	65 00	0 17	10 83
05/31/2013	Accounting Services:Accounting Clerk	Initial contact with insurance agent regarding sewer main break. Contact borrowers insurance agent also	65 00	0 50	32 50
05/31/2013	Accounting Services:Controller	Complete April & May financials	130 00	3 50	455 00
05/31/2013	Construction/Project Management Services:Real Estate Director	Real Estate Director-correspondence with insurance agent to check coverage for recent sewer main break and follow up with plaintiff agent; invoice review & approval for legal related to evictions; various correspondence with consultants and staff regarding sewer main issue: begin researching and drafting final receiver report and related correspondence with team	195 00	2 75	536 25
05/31/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks Met with Village of Glenview engineers. Idot and Engineering firm to discuss the installation of the new sewer force main pipe	110 00	1 58	174 17
05/31/2013	Construction/Project Management Services:Superintendent	Submitted check request for all current repairs and products purchase for property maintenance	110 00	1 25	137 50
05/31/2013	Construction/Project Management Services:Superintendent	Project coordination of property tasks Met with the staff to discuss maintenance items in needed of attention	110 00	1 17	128 33
Total Receivership Services				106.33	12,186.26
Landscape and Maintenance Services					
05/01/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/01/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
05/02/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/02/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
05/02/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/03/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	9 50	266 00
05/03/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	9 50	266 00
05/06/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00

05/06/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/07/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/07/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/08/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/08/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/09/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/09/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/09/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/10/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/10/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/10/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/13/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/13/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/13/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/14/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/14/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/14/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/15/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/15/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/15/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/16/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00

05/16/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/16/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	8 00	224 00
05/17/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	10 00	280 00
05/17/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	10 00	280 00
05/20/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	10 00	280 00
05/20/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	10 00	280 00
05/21/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	10 00	280 00
05/21/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	10 00	280 00
05/22/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
05/22/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	2 00	56 00
05/22/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	10 00	280 00
05/23/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 50	238 00
05/23/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	10 00	280 00
05/24/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the community	28 00	10 00	280 00
05/24/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	10 00	280 00
05/28/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
05/28/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	10 00	280 00
05/28/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	10 00	280 00
05/29/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	10 00	280 00
05/29/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	10 00	280 00
05/29/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00

05/30/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	7 00	196 00
05/30/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	10 00	280 00
05/31/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	10 00	280 00
05/31/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	10 00	280 00
05/31/2013	Construction/Project Management Services:Staff Laborer	Maintenance of the property	28 00	8 00	224 00
Total Landscape and Maintenance Services				470.50	13,174.00
Total for Sunset Village				576.83	25,360.26